



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

James Aibel, Chairman
John Branciforte, Vice Chairman
Phil Cohen, Commissioner
Antonio Grana, Commissioner
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Diane Fitzmyer Murphy, Commissioner
Dan Weaver, Alternate #1
Edward McBride, Alternate #2
Cory Johnson, Alternate #3
Frank DeGrim, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on Tuesday, **June 21, 2016 at 7:00 PM** in the Conference Room (basement) of City Hall at 94 Washington Street, Hoboken, NJ. A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Board Offices at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email pcarcone@hobokennj.gov.

- 1) **Meeting Called to Order**
- 2) **Open Public Meeting Statement**
- 3) **Roll Call and Flag Salute**
- 4) **Administrative:**

610 Hudson Street, Block 217.01, Lot 26, HOZ-15-41 – rescheduled for 7/19/16

- 5) **Resolutions:**

Resolution of Approval 522 Hudson, Block 216.01, Lot 27, HOZ-15-39

- 6) **Matters Scheduled for Public Hearing:**

Location : 207 Bloomfield Street

Case: HOZ-16-8

Block: Block 201, Lot 4

Zone: R-1

Applicant: Jason & Cristina Toff

Summary: Variance review for the proposed construction of a third floor rear addition above an existing two story extension

Variances: “C” - Expansion of a non-conforming structure on a non-conforming lot for lot area (1080 sf v. 2000 sf permitted); lot width (18.61 ft v. 20ft permitted); lot depth (60ft v. 100ft permitted) and lot coverage (69.91% v.60% permitted), side yard setback

Attorney: Robert Matule, Esq.

Architect: Jensin Vasil

Planner: Ken Ochab

Decision: Approved

Location : 511 Washington Ave

Case: HOZ-16-6

Block: Block 216, Lot7

Zone: R-1(CS)(H)

Applicant: 511 Washington St LLC

Summary: Variance review for the proposed construction of a two story accessory apartment above a garage on Court Street

Variances: “D” - Use (D-1)for Accessory Apartment – conditional use without conditions, Density(D-5)(5 residential units v 3 permitted).

“C” - Accessory Building Height(3 story v. 2 permitted), Accessory Lot Coverage

(28.62% v. 20% permitted), Minimum Distance between buildings(18.5 ft v. 20 ft permitted)

Attorney: Robert Matule, Esq.
Architect: James McKneight
Planner: Ken Ochab
Decision: Carried to July 19, 2016

Revised 6/30/16<http://hobokennj.gov/content/wp-content/uploads/2008/04/Hoboken-Zoning-Board-Special-Meeting-5-24-16-Wh0e-Meeting.pdf>

Next Meeting Date: July 19, 2016

Formal Action May Be Taken

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman;
Robert Matule Esq.